

Rent Smart Training

Dates | Times | Locations

Saturday, May 2, 2015

9AM - 2PM

**United Methodist Children's
Services**

3910 W. Lisbon Ave.

*In partnership with
Washington Park Landlord Assn.*

Tuesday, June 9, 2015

9AM - 2PM

**Hillside Community Center
611 W. Cherry St.**

Contact Us...

To find out class location call or
visit our website at:
**[www.milwaukee.gov/
landlordtraining](http://www.milwaukee.gov/landlordtraining)**

**Advance Registration will be
Required!**

**Call Training Registration Line at
(414) 286-2954 or
Email: lltp@milwaukee.gov**

*We're in the neighborhood and we're part of the
neighborhood. It's important for everyone to get
together. We all share in what this area is like.*

- Al Fernandez

Department of Neighborhood Services
841 North Broadway, Room 105
Milwaukee, Wisconsin 53202-3613



LANDLORD TRAINING PROGRAM
Department of Neighborhood
Services

PRESENTS...

RENT SMART

(414) 286-2954

A Tenant Training Program

*Educating People To Become
Responsible Renters*

Developed through:
^{UW}Extension
Cooperative Extension



Department of Neighborhood Services
Landlord Training Program
Telephone: (414) 286-2954
Fax: (414) 286-1437
Email: LLPT@Milwaukee.gov
Website: www.milwaukee.gov/dns

RENT SMART >>>

RENT SMART provides a practical education to help people looking for rental housing to acquire and keep decent housing.

RENT SMART emphasizes skills that may help tenants avoid legal confrontations. It stresses both tenant and landlord responsibilities and the advantages gained from viewing the landlord-tenant relationship as mutually beneficial rather than confrontational.

TARGET AUDIENCE. The program is specifically designed to help a person who have never rented or are having difficulty obtaining rental housing. This difficulty may arise from lack of experience, poor rental history, poor credit history, or other issues that cause potential landlords to view them as high risk.



FACTS >>>

- Wisconsin renters currently make up more than 700,000 households—approximately one-third of all households in the state.
- In 2012, the Wisconsin Department of Agriculture, Trade and Consumer Protection received nearly 940 tenant/landlord complaints (ranking second in the top ten of all complaints), mainly about issues related to security deposits and illegal leases provisions.

WHAT YOU CAN LEARN IN THE FREE TENANT TRAINING PROGRAM

How Much Will it Cost? >>>

Provides guidance to participants on how to determine the total cost of a rental unit and compare unit costs. Includes practice on reading rental ads.

Money for Rent >>>

Introduces participants to the process of calculating their monthly income and expenses so they can determine how much they can afford for housing. Strategies for balancing income and expenses explored.

Maintenance: Who is Responsible for What? >>>

Introduces several keys to determining who is responsible for the maintenance and repair of the rental unit features. Participants learn the importance of the rental check-in forms and questions to ask landlords at move-in time concerning responsibilities for repairs.

Finding a Place to Live >>>

Introduces a tool participants can use to determine what is most important to them in a place to live and a similar tool that can be used to compare apartments. Information on how to find affordable apartments is included.

Checking Out the Rental Unit & the Landlord >>>

Participants will learn about appropriate resources to assist them in checking out the landlord and discuss their readiness and confidence to interview property owners or managers.



The Rental Application Process >>>

Describes techniques landlords use to screen applicants so participants know what to expect and can be prepared to address doubts landlords might have. The lesson also covers fair housing regulations and how to get help if they feel they have been treated unfairly.

Understanding Rental Agreements >>>

Emphasizes the importance of reading and understanding rental agreements. Participants practice reading a rental agreement, and learn about legal and illegal rental agreement provisions.

Making the Most of Your Credit Report >>>

Includes a basic introduction to credit reports, how consumers can obtain a copy of their credit report, ways to improve their credit report and how landlords use the information on a credit report.

Home Maintenance: Keeping it Clean & Safe >>>

Provides participants with basic tips on efficient ways to keep their homes clean. It also provides information on how to handle home-care emergencies.

Communicating with Your Landlord & Neighbors >>>

Includes a review of effective verbal skill, how to write a letter to their landlord requesting repairs, and resolving conflicts with neighbors.

Moving On: Notice, Security Deposits, and Evictions >>>

Cover steps in ending a rental agreement and what they should do when moving on to avoid disputes about deductions from their security deposit.



THE CITY OF MILWAUKEE - RENT SMART >>>



The RENT SMART is based on information collected through focus groups held with the types of tenants who could benefit from the program and on discussions with property managers and tenant advocates.

The RENT SMART curriculum was developed by staff from the **University of Wisconsin-Extension** in consultation with the Wisconsin Apartment Association, the Wisconsin Trade and Consumer Protection Division, the Tenant Resource Center, the Apartment Association of Southeastern Wisconsin and other housing and tenant support groups.